

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 26, 2009

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|------------|---|-------------------|--------|
| TO: | Building and Development | Mike Seigfried | MS 60A |
| | Building and Development, ERT | William Marsh | MS 60 |
| | Building and Development, Zoning | Mark Stultz | MS 60 |
| | Capital Construction & Solid Waste | Dan Csizmar | MS 64 |
| | Fairfax City, VA | David Hudson | |
| | Fire, Rescue & Emergency Services | Maria Taylor (3) | MS 61 |
| | General Services | Randy Williford | MS 48 |
| | Goose Creek Scenic River Advisory Board | Helen Casey | |
| | Health Services, Environmental | Alan Brewer | MS 68 |
| | Loudoun Water | Julie Atwell | MS 00B |
| | Office of Transportation Services | Terri Smithson | MS 69 |
| | Parks, Recreation & Community Services | Mark Novak | MS 78 |
| | Planning, Comprehensive | Cindy Keegan | MS 62 |
| | Public School Administration | Sam Adamo | MS 00C |
| | Virginia Department of Transportation | Tom Van Poole (3) | MS 00 |
| | Board of Supervisors | Stevens Miller | MS 01 |
| | Planning Commission | Sandra Chaloux | MS 62 |

FROM: Mike Elabarger
Project Manager

RE: **ZCPA 2009-0007 & ZMOD 2009-0004**
Belmont Glen Village

COMMENT

DUE DATE: **September 25, 2009 (30-day first referral due)**

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Mike.Elabarger@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8506.)

Please find the enclosed information for your review: **If no hard copy is provided, see LIMS documents. Please also see LMIS or the public hard copy file for the already approved ZMAP-2004-0006.**

1. Information Sheet
2. Checklist Waiver letter & Zoning Correspondence, ZCOR 2009-0089
3. Statement of Justification dated June 12, 2009 and revised August 3, 2009
4. Zoning Ordinance Modifications dated June 22, 2009 and revised July 31, 2009
5. Traffic Statement May 15, 2009, revised June 12, 2009/Traffic Checklist (OTS & VDOT)
6. Plat dated June 12, 2009

ZCPA 2009-0007 & ZMOD 2009-0004
Belmont Glen Village

APPLICANT/OWNER: Bayshire, LC
Richard D. Entsminger, Manager
1355 Beverly Road, Suite 240
McLean, VA 22101
703-734-9730

REPRESENTATIVE: Walsh, Colucci, Lubeley, Emrich & Walsh, PC
Christine E. Gleckner, AICP
One East Market Street
Leesburg, VA 20176
571-209-5776
cgleckner@ldn.thelandlawyers.com

PROPOSAL: A **Zoning Concept Plan Amendment** to amend ZMAP 2004-0006, the approved concept plan for R-8 traditional design option to standard R-8. Also, a **Zoning Modification** to modify Sections 3-509, 4-109, 4-110, and 7-103.

LOCATION: 21361 Belmont Ridge Road, Ashburn, VA

TAX MAP/PARCEL: Tax Map— /78/////////9/ MCPI—195-19-3084-000

CURRENT ZONING: PD-H3 as Traditional R-8

RESIDENTIAL UNITS: 196 single-family detached

SURROUNDING ZONING/LAND USES:

| | | |
|--------------|--------------|-----------------------------|
| NORTH | TR-10 | Residential |
| SOUTH | R-1 & R-8 | Residential/Reservoir |
| EAST | PD-H4 | Residential/Vacant |
| WEST | PD-RV& TR-10 | Conservancy lot/Residential |

ELECTION DISTRICT: Dulles